



Approved by PTBC 10.23.2023

*Allen Reedy*

TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: October 3, 2023

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Rob Behrent, Allen Reedy, Paul Schlichtman,

Absent -Jim Feeney, Brett Lambert

Guests: Josh Sydney, David Steeves, Adi Toledano

Chairperson Reedy called the meeting to order at 7:02 pm.

TOWN YARD

Mr. Sydney did a photo update of the project from 9/21 - 10/2 showing photos including the following: Building B- drywall patching, Building D – demo and roof demo ongoing, roof work in progress, CMU in progress and existing roof conditions. North elevation fence line.

Mr. Sydney also gave the following update: Building C and D had floor drain issues but have had all but one cleared and D column repairs have new design and waiting on pricing. Building A window testing one last round third week of October. Culvert repair design has been resubmitted and are awaiting pricing. Phase 1 punchlist is ongoing.

Discussion, questions and answers about Building D columns, roof, and drains and Building A window testing.

Mr Sydney presented a letter regarding Building D roof repairs. Structural engineer is recommending full roof deck replacement. Mr Steeves agrees with this recommendation. Discussion and questions held.

Mr. Sydney reviewed the CR log and stated that if we do the full deck replacement we would have approximately \$30,000 remaining. Discussion on CR log and effects of current remaining budget and additional changes orders.

Mr. Sydney presented the following change orders for approval:

CR221- Building D repairs to replace full roof deck - amount NTE \$101,765.71

A motion to approve change order was made by Mr. Behrent and seconded by Mr. Jefferson. Motion passed unanimously on a roll call vote, 7-0.

CCR94- Depository cost- \$606.00 credit - Zero cost to town budget

A motion to approve change order was made by Mr. Schlichtman and seconded by Mr. Jefferson. Motion passed unanimously on a roll call vote, 7-0.

Mr. Sydney presented the following invoice:

- SPM - Invoice #32- SPM OPM services September 2023 - \$22,794.08
- UTS of Mass - testing services 8/21/23- 8/22/23 - Invoices # 107766 - \$436.63

Motion was made by Mr. Maher and seconded by Mr. Rademacher to approve all invoices totaling \$23,230.71 Motion passed unanimously on a roll call vote 7-0

Budget reallocation log and Budget was unchanged with the exception of tonight's invoices. CM contingency log is currently into his fee and expected to continue to increase.

#### CENTRAL SCHOOL

Mr. Reedy reported that there was an onsite meeting with Mr. Stiles. Mr. Behrent reported that ADCO was working on HVAC punchlist, the noise in meeting room was corrected, access issues was addressed, valve on make-up heat in kitchen was corrected and access issues in basement are ok. Still need elevator doors painted, as built drawings and warranties.

Motion was made by Mr. Maher, seconded by Mr. Rademacher to approve the September 19, 2023 minutes as presented. Motion passed on a roll call vote, 6-0-1 Mr Reedy abstained.

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:26 PM and it was unanimously voted.

NEXT MEETINGS WILL BE OCTOBER 24, 2023 and NOVEMBER 7, 2023 7:00pm

Respectfully Submitted,  
Robert Jefferson